LOT 19
IN OR 1789/625
F/K/A PARCEL 1-4 (11-1S-24)

FOURAKER THOMAS E & AMANDA L
10363 FORD RD
BRYCEVILLE, FL 32009

2024

11-1S-24-021R-0019-0000

BUILDING CHARACTERISTICS

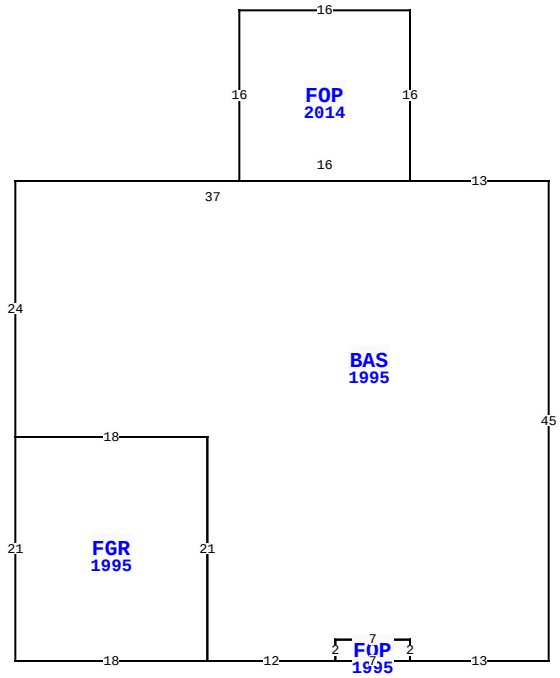
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,858	100	1,858	201,096
FGR	378	55	208	22,513
FOP	14	30	4	433
FOP	256	30	77	8,334
TOTALS	2,506		2,147	232,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,147	97.2846	121.61	261,097	1995	2000	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2011 Heated Area: 1858 HX Base Yr 2011



10363 FORD RD, BRYCEVILLE

BLD DATE		LGL DATE	04/03/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		232,376
TOTAL MARKET OB/XF VALUE		7,621
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		274,997
SOH/AGL Deduction		131,974
ASSESSED VALUE		143,023
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		93,023
TOTAL JUST VALUE		274,997
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1789/0625	4/09/2012	QC	U	I	11	100
GRANTOR: FOURAKER THOMAS E & A						
GRANTEE: FOURAKER THOMAS E &						
1667/0618	2/23/2010	WD	U	I	12	136,200
GRANTOR: BAC HOME LOANS SERVIC						
GRANTEE: FOURAKER THOMAS E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W13 FOP=[YR=2014] N16 W16 S16 E16$ W37 S24 FGR=[YR=1995] S21 E18 N21 W18$ E18 S21 E12 FOP=[YR=1995] E7 N2 W7 S2$ N2 E7 S2 E13 N45$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	17	20	340.00	SF	6.50	6.50	100	1995	1995	3	70	1,547	
2	0350	CARPORT WD	0	100	32	26	832.00	SF	9.36	9.36	100	2017	2017	3	78	6,074	

LAND DESCRIPTION

TOTAL OB/XF 7,621

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/05/2020 BY TWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS